

DEVELOPMENT REVIEW COMMITTEE – April 27, 2021
REQUIRED FINDINGS FOR:

15529 Union Avenue
Conditional Use Permit Application U-21-007

Requesting approval for a modification to an existing Conditional Use Permit for a new restaurant (La Pesca Blue) to allow alcohol service on property zoned C-1. APN 523-41-036.

PROPERTY OWNER: Donahue Schriber Realty Group LP

APPLICANT: Juan Carlos Bustillos

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

Required findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

1. The proposed use is desirable to the public convenience because it provides a unique activity for visitors and residents in the downtown and surrounding areas; and
2. The proposed use would not impair the integrity of the zone, in that the proposed use is a commercial use and would be located in a commercial zone; and
3. The proposed use would not be detrimental to public health, safety or general welfare, as the conditions placed on the permit would maintain the welfare of the community; and
4. The proposed use is in conformance with the Town Code and General Plan.